BILL GARRETT, Davidson County
Trans:T20140087303 DEEDWARRSP
Recvd: 11/19/14 15:42 3 pgs
Fees:18.00 Taxes:257.15
20141119-0106786

State of TENNESSEE
County of DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred, whichever is greater is $69,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Carmen Coates
Affiant

Subscribed and Sworn to before me this 31ST day of OCTOBER, 2014.

Notary Public
My Commission Expires: (Affix Seal) 8-23-2016

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY:
Rubin Lublin TN, PLLC
119 South Main Street, Suite 500
Memphis, Tennessee 38103

AND RETURN TO:
Rubin Lublin, LLC
Attn: Closing Department
3740 Davinci Court, Suite 150
Peachtree Corners, GA 30092

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
JRG Properties, LLC 1501 Eastpark Drive, Ste 300 Brentwood, TN 37027	1815 15th Ave Nashville, TN 37208	JRG Properties, LLC 1501 Eastpark Drive, 1501 Eastpark Drive Brentwood, TN 37027

MAP PARCEL NO.: 08107026100

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-18

Whose Address is 8742 Lucent Blvd., Ste. 300, Highlands Ranch, CO 80129

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

JRG PROPERTIES, LLC

AND THEIR HEIRS OR ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE IS SUBJECT TO: 1) 2014 taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All matters appearing on the plat of record, if any; 5) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, The Bank of New York Mellon fka the Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-18, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

In witness whereof the undersigned has executed this the 7 day of October, 2014.

The Bank of New York Mellon fka the Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-18

By: Specialized Loan Servicing, LLC, as attorney in fact

By: _____
Printed Name: Jeffrey Dowden, Second Asst. Vice President
Title: Specialized Loan Servicing L.L.C., Attorney in Fact of Specialized Loan Servicing, LLC, as attorney in fact

State of Colorado

County of Douglas

On this 7 day of October, 2014, before me personally appeared Jeffrey Dowden, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact with Specialized Loan Servicing, LLC on behalf of _____ and acknowledged that he/she executed the same as the free act and deed of the said Grantor.

WITNESS my hand and office, this 7 day of October, 2014.

_____
Notary Public

My Commission Expires: 1/10/17

RACHEL SIEGEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124082326
MY COMMISSION EXPIRES 01/10/2017

EXHIBIT "A"

Being part of Lot No. 16 on the plan of the Menees Subdivision of Lot 8 of the Thomas Woodward Property, recorded in Book 161, Page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot 16 fronts 33 1/3 feet to the westerly side of 15th Avenue North, formerly Hutchinson Avenue, and runs back 114.1 feet on the southerly line and 115 feet on the northerly line to an alley measuring 33 1/3 feet thereon.

Being the same property conveyed to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset -Backed Certificates, Series 2006-18 from Clarette Ridley by deed dated May 21, 2014, or record in Instrument Number 20140528-0045772, Register's Office for Davidson County, Tennessee.